

**MINUTES OF  
FAUQUIER COUNTY PLANNING COMMISSION  
JANUARY 18, 2018**

**Work Session  
11:00 a.m.  
Warren Green Meeting Room  
10 Hotel Street, Warrenton, Virginia**

*The Fauquier County Planning Commission held a Work Session on Thursday, January 18, 2018, beginning at 11:00 a.m., in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson Elect; Mr. John Meadows, Vice-Chairperson Elect; Mr. Bob Lee, Mr. Ken Alm and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Andrew Hopewell, Mr. Rob Walton, Mr. Adam Shellenberger, Mr. Ben Holt, Ms. Heather Jenkins and Ms. Amy Rogers.*

**SPECIAL EXCEPTION – SPEX-17-008456 – CBAY-VA, LLC (OWNER)/FAUQUIER COUNTY BOARD OF SUPERVISORS (APPLICANT) – CATLETT/CALVERTON SEWER PROJECT**

Mr. Adam Shellenberger discussed the application.

**COMPREHENSIVE PLAN AMENDMENT – COMA-16-004693 – CATLETT, CALVERTON AND MIDLAND SERVICE DISTRICT PLANS**

Mr. Andrew Hopewell reviewed the changes to Chapters 6 and 7 of the Comprehensive Plan for Catlett, Calverton and Midland.

**ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005487** – A Zoning Ordinance Text Amendment to Article 2 to address overgrazing of properties.

Ms. Amy Rogers summarized the revisions to the proposed amendment. The Commission members discussed postponing action to give staff more time to take another look at the language and to re-open the public hearing when ready.

**SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-008170** – A Subdivision Ordinance Text Amendment to Section 18 related to hydrogeological testing.

Ms. Kimberley Fogle and Mr. Jason Early, Senior Hydrogeologist with Cardno, Inc. led the discussion.

### **ELECTION OF OFFICERS**

Ms. Holly Meade initiated the election of officers.

a. Chair

On motion made by Mr. Matthew Smith, it was moved to elect Ms. Adrienne Garreau as Chair.

Due to majority, Ms. Adrienne Garreau was elected.

Ms. Adrienne Garreau took over as Chair.

b. Vice-Chair

On motion made by Ms. Adrienne Garreau, it was moved to elect Mr. John Meadows as Vice-Chair.

Due to majority, Mr. John Meadows was elected.

c. Secretary

On motion made by Ms. Adrienne Garreau, it was moved to elect Ms. Meredith Meixner as Secretary.

Due to majority, Ms. Meredith Meixner was elected.

### **CONSIDERATION OF BYLAWS**

Planning Commission members voted to adopt the bylaws with no changes.

### **COMMITTEE ASSIGNMENTS**

Planning Commission members voted to keep the same appointments as last year.

- a. Architectural Review Board – Mr. Bob Lee
- b. Transportation Committee – Ms. Adrienne Garreau

### **ADOPTION OF 2018 MEETING SCHEDULE**

Planning Commission members voted to adopt the 2018 Meeting Schedule.

### **APPROVAL OF MINUTES – DECEMBER 20, 2017 and DECEMBER 21, 2017**

Planning Commission members discussed the minutes.

### **COMMISSIONERS' TIME**

Mr. Bob Lee raised the idea of modeling the Planning Commission agenda after the Board of Supervisors'. He suggested that they begin the Regular Meeting with adoption of the agenda, followed by citizens' time.

Ms. Holly Meade noted there were no new projects proposed in the Capital Improvement Plan.

Mr. Ken Alm suggested that the Commissioners read the Organizational Assessment Study of the Fauquier County Water and Sanitation Authority (FCWSA) that was presented to the Board of Supervisors during their January meeting.

Planning Commission members discussed the upcoming agenda items and decided to schedule a site visit to Cedar Hill.

Mr. Adam Shellenberger provided an overview of the Remington Technology Park Rezoning application. Staff suggested the Commission hold a special Public Hearing on this item. The date was set for February 27, 2018 at 6:30 p.m.

The meeting was adjourned at 12:25 p.m.

***Regular Meeting  
6:30 p.m.  
Warren Green Meeting Room  
10 Hotel Street, Warrenton, Virginia***

***The Fauquier County Planning Commission held its regular meeting on Thursday, January 18, 2018, beginning at 6:30 p.m. in the Warren Green Meeting Room, 10 Hotel Street, Warrenton, Virginia. Members present were Ms. Adrienne Garreau, Chairperson; Mr. John Meadows, Vice-Chairperson; Mr. Bob Lee, Mr. Ken Alm, and Mr. Matthew Smith. Also present were Ms. Tracy Gallehr, Ms. Kimberley Fogle, Ms. Holly Meade, Mr. Rob Walton, Mr. Andrew Hopewell, Mr. Adam Shellenberger, Ms. Amy Rogers and Ms. Meredith Meixner.***

1. **APPROVAL OF MINUTES** – December 20, 2017 and December 21, 2017

On motion made by Mr. John Meadows and seconded by Mr. Bob Lee, it was moved to approve the December 20, 2017 and December 21, 2017 minutes.

The motion carried unanimously.

2. **ZONING ORDINANCE TEXT AMENDMENT – TEXT-16-005487** – A Zoning Ordinance Text Amendment to Article 2 to address overgrazing of properties. (Amy Rogers, Staff)

Ms. Amy Rogers reviewed the staff report.

On motion made by Mr. Matthew Smith and seconded by Ms. Adrienne Garreau, it was moved to postpone action on this item indefinitely, with the public hearing re-opened.

The motion carried unanimously.

*Public Hearings  
6:30 p.m.  
Warren Green Meeting Room, First Floor, 10 Hotel Street  
Warrenton, Virginia*

1. **CITIZENS' TIME**

None.

2. **ANNOUNCEMENTS**

None.

3. **SUBDIVISION ORDINANCE TEXT AMENDMENT – TEXT-17-008170** – A Subdivision Ordinance Text Amendment to Section 18 related to hydrogeological testing. (Kimberley Fogle, Staff)

Ms. Kimberley Fogle reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

Mr. Jack MacPherson, Cedar Run District resident, spoke in support for the amendment and indicated that this change will enable him to complete his family transfer division.

Ms. Maria Miller, Marshall District resident, spoke in favor of the amendment and stated that her family would also benefit if this is approved.

In that there were no further speakers, Ms. Adrienne Garreau adjourned the public hearing.

Mr. Bob Lee stated that a limited hydrogeological test will help those who spoke, but the language needs more work.

Mr. Ken Alm pointed out that Fauquier County is solely dependent on groundwater and stated that the language needs to be written in a way that ensures the neighbors aren't negatively impacted.

On motion made by Mr. Bob Lee and seconded by Ms. Adrienne Garreau, it was moved to postpone action on this item until the next regularly scheduled meeting, with the public hearing left open.

The motion carried unanimously.

4. **SPECIAL EXCEPTION – SPEX-17-008456 – CBAY-VA, LLC (OWNER)/FAUQUIER COUNTY BOARD OF SUPERVISORS (APPLICANT) – CATLETT/CALVERTON SEWER PROJECT** – An application for a Category 20 Special Exception to allow a sewage treatment facility. The properties are located on Catlett Road approximately 1,000 feet south of Casanova Road, Cedar Run District. (PIN 7911-63-1987-000 and 7911-74-1815-000) (Adam Shellenberger, Staff)

Mr. Adam Shellenberger reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval, subject to the following conditions:

**CATLETT/CALVERTON SEWER PROJECT  
SPEX-17-008456**

1. The Special Exception is granted only for the purpose(s), structure(s) and/or uses indicated and shall be in general conformance with the Catlett Calverton Wastewater Treatment System Special Exception Exhibit dated August 1, 2017, received in the Planning Office on December 5, 2017, as approved with this application, as qualified or as modified by the associated Conditions and as required by the Fauquier County Zoning Ordinance.

2. The treatment plant and dispersal system shall be designed and built to meet or exceed all applicable Federal, State, and Local sewage collection and treatment regulations.
3. All equipment, machinery and facilities not within an enclosed building must be effectively screened.
4. No land or building shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment or for the parking of vehicles, except those needed by employees connected with the operation of the facility.
5. All portions of the sewage treatment facility shall be located outside of the FEMA 100-year floodplain.
6. An approved potable water supply shall be provided.
7. An infrastructure plan shall be required.

The motion carried unanimously.

5. **COMPREHENSIVE PLAN AMENDMENT – COMA-16-004693 – CATLETT, CALVERTON AND MIDLAND SERVICE DISTRICT PLANS** – An amendment to Chapters 6 and 7 of the Comprehensive Plan to update plans for Catlett, Calverton and Midland. (Andrew Hopewell, Staff)

Mr. Andrew Hopewell reviewed the staff report.

Ms. Adrienne Garreau opened the public hearing.

In that there were no speakers, Ms. Adrienne Garreau closed the public hearing.

On motion made by Mr. Matthew Smith and seconded by Mr. John Meadows, it was moved to forward this item to the Board of Supervisors with a recommendation of approval.

The motion carried unanimously.

In that there was no further business, the meeting was adjourned at 6:52 p.m.

*A tape recording of the meeting, as well as the associated staff reports and attachments for each agenda item, are retained on file in the Department of Community Development's Planning Office, 10 Hotel Street, Third Floor, Warrenton, Virginia, for a period of one year.*

**THE AGENDA MAY BE MODIFIED ON ADOPTION BY THE PLANNING COMMISSION IN THE FORM OF ADDITIONS, DELETIONS OR REVISIONS**